



## ASSOCIATION NEWSLETTER

August 2, 2013

### RESIDENT GUIDELINES & ASSOC RULES ENCLOSED

Enclosed is a copy of the Association Resident Guidelines and Article XII of the Bylaws. Please take a moment to review them. If you have tenants, please make sure they receive a copy. Please keep them in a handy place for future reference. They can also be found on the Association website. Thank you for complying.

### DIRTY VEHICLES APPEAR TO BE ABANDONED

There are some vehicles in the long-term parking lot by Bldgs 7602-7606 that appear to be abandoned. While the registration tags on these vehicles are current, the condition of these vehicles gives one the impression that they're not being used and may be abandoned, as many have not moved since before the beginning of the year. If you own these vehicles, please wash them and, if needed, repair any flat tires, etc. Please contact Property Manager, James Nguyen at Bartlein & Company, Inc., to confirm that the vehicles are still in use and not abandoned. Otherwise, the Association may tag these vehicles (and any looking in the same condition) and tow them at the vehicle owners' expense. Thank you.

### MORE DAMAGED WOOD FOUND; REPAIRS BEING DONE

Unfortunately, more damaged sidings having been found on the newly painted buildings. The Association is going back to deal with these findings.

### POOL REMINDER

As summer is in full swings, please note the following: Pool users are required to use their facilities pass to enter the pool area. Please do not let anyone into the pool area who says they have lost or forgotten their pass, as this may allow trespassing. All children at the pool should be accompanied by an adult who has a facilities pass. Please make sure the gates are properly latched. Thank you.

### MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important

information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

#### **NEW INFORMATION NEEDED**

The civil code requires that if you have new phone numbers, tenants, or e-mail/mailling address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

#### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for August 8, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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